MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

SHERIDAN NEIGHBORHOOD ACTION PLAN

Date Adopted by the Policy Board:

January 26, 1998

Date Adopted by the City Council:

February 20, 1998

Document Number: 98R-047

SHERIDAN TODAY AND YESTERDAY

Neighborhood Revitalization Program Action Plan Final Draft

October 1997

Table of Contents

Neighborhood Profile		3
Executive Summary		4
		·
Housing		5 -10
Crime & Safety		11-13
Youth	,	14-15
Business	.	<i>16-17</i>
Implementation		18
Budget		19

SHERIDAN A Neighborhood Profile

Sheridan neighborhood, home of the historic Grain Belt Brewery, is the gateway to Northeast Minneapolis. It is bordered by 17th Avenue to the North; Washington Street to the East; Broadway Avenue to the South; and the mighty Mississippi River to the West. Originally the entry point for thousands of Eastern and Southern European immigrants, Sheridan continues to be seen as a shelter for those seeking a better life.

Although Northeast Minneapolis is viewed by many as a stable, ethnic, working-class area, within it lies Sheridan, a neighborhood in transition. According to the 1990 census, it was reported that 2,752 people lived in 1,268 households, but these demographics have changed dramatically in the past ten years. The percentage of people of color has tripled, 47.9 % of households have children under the age of eighteen (of which 44% are school-aged), and 55% are single parent homes. The rate of families living below the poverty level in Sheridan has increased to an alarming level (22.6%). Sheridan's median income is \$20,225 compared to \$32,998 citywide.

Due to the increase in our population, coupled with the deterioration of our housing stock, Sheridan has become prey to the effects of problem housing. With 80% of our housing stock built prior to 1920, the rate of substandard residential structures is well above the citywide average (105 structures - 14% are residential buildings). Only 39% of our single family homes are owner- occupied; duplexes represent 42.5%; and our renter population has reached to almost 70%. Resident concern is so great (67%) that according to a neighborhood survey, 66% plan to reside in Sheridan for only three years or less.

These factors, in conjunction with other rapidly changing areas (age composition, business development, etc.), have affected the stability of our community. Therefore, a critical need for a grassroots effort exists in Sheridan. It is the desire of our residents that we seek to improve the quality of our community; that we seek to provide consistent and effective leadership, as we work toward a cohesive community. It is our aim then, to begin to address these factors within the scope of our action plan.

EXECUTIVE SUMMARY

The Sheridan neighborhood is requesting \$2 million in Neighborhood Revitalization Program funds to assist with implementation of its Full Action Plan. Sheridan's comprehensive plan is reflective of the key concerns and aspirations relative of the entire community, and encompasses the determination of its residents working together to improve neighborhood livability. Their efforts have resulted in the following components:

HOUSING

As a neighborhood coming to terms with the effects of its transitional housing stock, it was determined that quality, affordable housing must be established. To accomplish this priority, innovative programs have been developed that will 1) increase homeownership, 2) encourage property repair/improvements, 3) provide for duplex conversions, and 4) demolish substandard properties.

CRIME and SAFETY

Providing neighborhood safety within a livable environment is of utmost importance to Sheridan residents. The neighborhood crime prevention task force has developed strategies that will include organizing block clubs, improving police services, and making safety related home improvements.

YOUTH

Sheridan believes in its young people and is committed to providing support services that will ensure their future well-being. To achieve this goal, collaborative partnerships have been created to develop recreational, enrichment, and employment opportunities.

BUSINESS

As Sheridan seeks to stabilize its housing stock, and increase its livability factors, addressing its commitment to neighborhood businesses is viewed as integral to the revitalization process. By choosing to invest in our local businesses, while working to preserve the historical the area, it is our intent to return our community to a thriving commercial sector.

Housing

Vision:

By creating programs that shall serve to encourage and stimulate private investments by existing and would-be property owners, Sheridan hopes to improve its housing stock, and thus make a contribution toward increasing the stability and livability of its neighborhood.

Goal 1:

Establish a comprehensive housing improvement program for the neighborhood.

Objective A: Sheridan will work with Northeast Home Ownership Resource Center to develop loan/grant guidelines and programs.

Strategy 1:

Contract with Northeast Home Ownership Resource Center to administer Sheridan's single and multifamily housing programs.

Resources:

\$90,000 in NRP Funds:

\$30,000 (1998)

\$30,000 (1999)

\$30,000 (2000)

Partners:

Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline:

1998 - 2000

GOAL 2: Improve existing housing in the Sheridan neighborhood.

Objective A: Provide financial assistance to help homeowners make improvements.

Strategy 1: STAY will work with the Northeast Home Ownership Resource Center to implement the Fix and Paint Deferred Loan/Grant Program. Fix and Paint is an exterior home improvement program that will provide a maximum of \$5,000 to owner-occupants of single-family, duplex, tri-plex, or four-plex residential properties with a one-to-one match of participant funds. Reimbursement requests of \$1,500 or less will be disbursed as grants; requests greater than \$1,500 will be disbursed as deferred loans. All deferred loan recipients will be required to perform 100 hours of volunteer work and live in the property for a period of six years. Grant or deferred loan recipients may receive a total of not more than \$10,000 in NRP grants or deferred loans, including funds received from the 1993-1995 NRP Transition Funds. There are no minimum or maximum income limits.

Resources: \$225,000 in NRP Funds: \$75,000 (1998)

\$75,000 (2000) \$75,000 (2002)

Partners: Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline: 1998 - 2002

Contract Manager: MCDA

Strategy 2: STAY will work with the Northeast Home Ownership Resource Center to implement the Owner-Occupied Revolving Loan Program. The owner-occupant revolving loan program is an interior/exterior home improvement program that will provide a maximum of \$10,000 in low-interest loans to single-family, duplex, tri-plex, and four-plex residential property owner-occupants. There is no minimum or maximum income limit for participants.

Resources: \$200,000 in NRP Funds: \$100,000 (1998)

\$100,000 (1999)

Partners: Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline: 1998 - 1999

Goal 3: Increase Home Ownership in the Sheridan neighborhood.

Objective A: Provide financial assistance to persons who wish to build a new construction home in the neighborhood.

Strategy 1: STAY will work with the Minneapolis Inspections Department, and the Northeast Home Ownership Resource Center to identify blighted, substandard, or "hot spot" properties in order to coordinate their purchase for demolition, and subsequent land participation in the Cop-On-Every-Block Program. The maximum cost for acquisition, demolition, and holding costs is \$50,000. The real estate will be sold to a City of Minneapolis police officer for a purchase price of \$1.00 The officer must build a new construction, three bedroom, single family home and live in his/her home as His/her primary residence for six years.

Resources: \$346,500 in NRP Funds: \$116,500 (1998) \$115,000 (1999)

\$115,000 (2000)

Partners: (STAY)

Greater Minneapolis Metro Housing Corp. (GMMHC)

Northeast Home Ownership Resource Ceriter

Minneapolis Inspection Department

Minneapolis Community Development Agency (MCDA)

Timeline: 1998 - 2000

Contract Manager: MCDA

Objective B: Encourage owner-occupancy of neighborhood single family homes.

Strategy 1: STAY will work with the Northeast Home Ownership Resource Center to implement the Duplex Conversion Program (DuCon), which helps owner-occupants of duplexes convert their properties into single family homes. A maximum of \$5,000 in DuCon funds will be provided to owner occupants with a one-to-one match of participant funds. Reimbursement requests of \$1,000 or less will be disbursed as grants; requests greater than \$1,500 will be disbursed as deferred loans. All deferred loan recipients will be required to perform 100 hours of volunteer work, and live in the property for a period of six years. Grant or deferred loan recipients may receive a total of not more than \$10,000 in NRP grants or deferred loans, including funds received from the 1993-1995 NRP Transition Funds. There are no minimum or maximum income limits.

Resources: \$50,000 in NRP Funds:

\$28,000 (1998) \$22,000 (1999)

Partners:

Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline:

1998 - 1999

Contract Manager: MCDA

STAY will work with the Northeast Home Ownership Resource Center to implement the Duplex Strategy 2: Purchaser Program, a resource for persons interested in becoming owner-occupants of duplex structures. Any owner-occupant purchaser of duplex residential property within Sheridan may receive a deferred loan up to a maximum of \$3,500 for down-payment or closing cost assistance. All deferred loan recipients will be required to perform 100 hours of volunteer work, and live in the property for a period of six years. Grant or deferred loan recipients may receive a total of not more than \$10,000 in NRP grants or deferred loans, including funds received from the 1993-1995 NRP Transition Funds. There are no minimum or maximum income limits.

Resources:

\$120,000 in NRP Funds:

\$ 60,000 (1998)

\$ 60,000 (2000)

Partners:

Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline:

1998 - 2000

Contract Manager: MCDA

Goal 4: Increase new home construction in the Sheridan neighborhood.

Objective A: Acquire and remove substandard or blighted properties.

STAY will work with the Minneapolis Inspections Department to identify blighted homes/ Strategy 1: duplexes/rental properties. Funds will be allocated to match City Inspection Department funds for 249 list properties as part of the April 22, 1996 Memorandum of Understanding between the City of Minneapolis and the Neighborhoods of the City for the Hazardous/Boarded Building Program.

Resources:

\$30,000 in NRP Funds:

\$30,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

Minneapolis Inspection Department

Minneapolis Community Development Agency (MCDA)

Timeline:

1998 - 2000

Contract Manager: Minneapolis Inspections Department

STAY will work with the Minneapolis Inspections Department, the MCDA, and the Northeast Strategy 2: Home Ownership Resource Center to identify blighted homes/duplexes/rental properties, and coordinate their purchase and demolition. The maximum costs for acquisition, demolition and holding costs is \$50,000. The real estate will be sold for a \$1.00 purchase price through a lottery to any person who is willing to build and live in a new construction, three bedroom, single family home as his/her primary residence for a period of six years. There are no minimum or maximum income limits.

Resources:

\$350,000 in NRP Funds:

\$120,000 (1998)

\$120,000 (1999)

\$110,000 (2000)

Partners:

Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Inspection Department

Minneapolis Community Development Agency (MCDA)

Timeline:

1998 - 2000

Contract Manager: MCDA

Goal 5: Improve the condition of neighborhood rental properties.

Objective A: Provide financial incentives for making needed interior/exterior rental property repairs.

STAY will work with the Northeast Home Ownership Resource Center to implement a low Strategy 1: interest loan program for improvement of absentee landlord single family, duplex, tri-plex, and four-plex rental properties. The absentee landlord revolving loan program is an interior/exterior home improvement program that will provide a maximum of \$10,000 in low interest loans to absentee owners of residential property within Sheridan. There are no minimum or maximum income limits.

Resources: \$200,000 in NRP Funds:

\$200,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

Northeast Home Ownership Resource Center

Minneapolis Community Development Agency (MCDA)

Timeline:

1998

Crime & Safety

Vision:

Sheridan envisions a safe neighborhood free of crime.

Goal 1:

Create a neighborhood that is safe and livable for all residents of Sheridan.

Objective A: Implement Crime & Safety initiatives.

Strategy 1:

STAY will hire a full time staff person who will continue to develop and implement Crime & Safety and Community Building activities. The range of their duties will include, but are not limited to, the following activities:

- Coordinating initiatives with C.C.P./S.A.F.E.;
- Work toward achieving 100% block organization;
- Work toward the elimination of drug houses and drug activity;
- Working with youth to plan and implement anti-crime efforts;
- Partnering with block clubs to address absentee landlords/problem tenants issues;
- Participate with neighborhood block patrols as a team member;
- Assist in the coordination of other neighborhood activities/duties as assigned.

Resources: \$80,000 in NRP Funds:

Personnel \$20,000 (1998)

\$18,000 (1999)

\$16,000 (2000)

\$14,000 (2001)

Operating

\$12,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

CCP/S.A.F.E.

Minneapolis Police Department

NRP

Timeline:

1998 - 2001

Contract Manager: NRP

Objective B: Increase Block Club organizing.

Purchase equipment for use by neighborhood block clubs. This equipment may include: cellular Strategy 1: telephones, walkie talkies, flashlights, block watch signs, scooters and other supplies as needed. The budget is anticipated to provide block club equipment support for five years. STAY will also develop an inventory system geared toward maintaining the equipment's longevity.

> \$30,000 in NRP Funds: Resources:

\$30,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

NRP

Timeline:

1998 - 2002

Contract Manager: NRP

Objective C: Increase tenants and landlords involvement and stake in the community.

STAY's Crime and Safety Committee and staff person will work to increase its outreach to Strategy 1:

tenants and landlords.

\$ 0; (Included in Objective A, Strategy 1) Resources:

Partners: Sheridan Today and Yesterday (STAY)

NRP

1997 - ongoing Timeline:

Contract Manager: none

Objective D: Improve police services.

STAY's Crime & Safety Committee and its staff person will coordinate efforts with the Strategy 1:

Minneapolis Police Department to achieve better enforcement of existing violations/ordinances

(curfew/truancy/speeding/parking/noise).

\$ 0; (Included in Objective A, Strategy 1) Resources:

Partners: Sheridan Today and Yesterday (STAY)

Minneapolis Police Department

Timeline: 1998 - ongoing

Contract Manager: none

Objective E: Increase homeowner safety.

STAY will work with CCP/S.A.F.E. to provide matching grant monies for the purchase and

installation of motion lighting for neighborhood homes and owner occupied duplexes.

Resources: \$37,500 in NRP Funds;

\$18,750 (1998)

\$18,750 (1999)

Partners:

Sheridan Today and Yesterday (STAY)

CCP/S.A.F.E.

NRP

Timeline:

1998 - 1999

Contract Manager: NRP

Youth

Vision:

To enhance the self-expectations, lifeskills, and opportunities of our youth.

Goal 1:

Increase young people's experiences for healthy development.

Objective A: Develop rewarding youth employment opportunities.

Strategy 1:

\$20,000 in NRP funds will be provided to the Pierre Bottineau Library in 1998 for the purchase of new computers and other resources. The acquisition of such, and other materials will help improve job searching capabilities for area youth. Funding will be contingent upon library adapting accessible hours for community utilization.

Resources:

\$20,000 in NRP Funds

\$20,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

Minneapolis Public Library.

Timeline:

1998

Contract Manager: Minneapolis Public Library

Strategy 2: Partner with Minneapolis Employment & Training Program (METP) to provide gainful experiences for youth between the ages of 11 and 18. This initiative will foster quality employment opportunities within the community, and leverage their employers financial resources.

Resources:

\$10,000 in NRP Funds

\$10,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

METP

Timeline:

1998

Contract Manager: METP

Objective B: Create and/or collaborate on enrichment activities for young people, ages 11 - 16, in the Sheridan neighborhood.

Strategy 1: STAY will designate funds for an implementation pool, to be used in collaboration with other northeast neighborhoods in the construction of a multi-neighborhood community center, which will offer Sheridan youth educational and athletic opportunities. Funds shall only be disbursed if all other funds to be used for construction are raised.

Resources: \$70,000 in NRP Funds \$70,000 (1998)

Partners: Sheridan Today and Yesterday (STAY)

Minneapolis Park & Recreation Board

Minneapolis School Board
Minneapolis Public Library Board
Other Northeast Neighborhoods

NRP

Hennepin County

Timeline: 1998

Contract Manager: Hennepin County

Business

Vision:

To reinvest, reinvigorate, and revitalize our commercial sector.

Goal 1:

Improve neighborhood businesses.

Objective A: Reclaim the "Ritz Theatre" site for use in the 13th Avenue business corridor.

Strategy 1a: \$75,000 in NRP Funds will be provided to restore the Ritz if \$500,000 in additional funds is secured by the party doing the restoration to the satisfaction of

the STAY Board and NRP/MCDA.

Resources:

\$75,000 in NRP Funds;

\$ 75,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

MCDA

Timeline:

1998

Contract Manager: MCDA

* If Strategy 1a cannot be attained, Strategies 1b and 1c will be implemented.

Strategy 1b: If the restoration of the Ritz Theatre fails, \$50,000 of NRP Funds will be provided towards the demolition of the Ritz Theatre site. The property owner of the site is MCDA.

Resources:

\$50,000 in NRP Funds;

\$50,000 (1998)

Partners:

Sheridan Today and Yesterday (STAY)

MCDA.

NRP

Timeline:

1998

Strategy 1c: Provide NRP Funds towards the subsidization of an elevator to be installed within the University Crossings building. A one-to-one match of private funds will contribute to the handicapped accessibility of this facility.

Resources:

\$ 25,000 in NRP Funds:

\$ 25,000 (1998)

Partners:

STAY

University Crossings

NRP MCDA

Timeline:

1998

Contract Manager: MCDA

Strategy 2: Provide one-to-one matching funds towards the subsidization of a handicapped accessible elevator to be installed within the Polish White Eagle Association Building.

Resources:

\$ 50,000 in NRP Funds;

\$ 50,000 (1998)

Partners:

STAY

Polish White Eagle Association

NRP MCDA

Timeline:

1998

Contract Manger:

MCDA

Implementation

Goal 1: Implement the Sheridan Neighborhood Action Plan

Objective A: Coordinate and implement the action plan strategies in the areas of Housing, Crime and Safety, Youth and Business.

Strategy 1: Allocate funding to retain a coordinator/organizer to oversee the implementation of its Neighborhood Action Plan, and to cover associated operating expenses, as directed by STAY.

Resources: \$50,000 in NRP Funds: \$50,000 Personnel \$20,000 (1998)

Operating \$6,000 (1999)

\$6,000 (2000)

\$6,000 (2001)

\$6,000 (2002)

Partners: STAY

NRP

Timeline: 1998 - 2002

Contract Manager: NRP

Budget Allocations

Housing	\$1,611,500
Crime & Safety	\$ 147,500
Youth	\$ 100,000
Business	\$ 125,000
Implementation	\$ 50,000
TOTAL	\$2,034,000